

SECTION 11 STOCKYARDS ZONES

11.0 General Provisions

Within the Stockyards (ST) Zones, no land shall be used, and no building or structure shall be erected or used except for one or more of the Permitted Uses listed for the respective zoning categories in the columns of Section 11.2, subject to the applicable regulations in this section and Sections 4 (General Regulations) and 5 (Transportation Provisions) of this Zoning By-law.

11.1 Purpose

This Zoning By-law has several Stockyards zoning categories to implement the planned function, range of uses and built form of the various specific land use designations applied to the Stockyards Area as outlined in the Township's Official Plan and summarized by the following:

ST-1	Power Centre Commercial Zoning - to accommodate a comprehensively planned retail commercial development at a defined scale which incorporates common road entrances, internal access and parking facilities and contains a group of large to mid-size retail stores, various types of restaurants and supporting commercial uses that will connect to the 'Main Street' streetscape and public realm created on Farmer's Market Road.
ST-2	Industrial/Commercial Zone - builds upon the successful large-scale retail opportunities in this area, while providing complementary commercial/retail and tourist-related uses to enhance the long-term viability of the livestock marketing facility and farmer's market and increase its trade area. It also provides light industrial and farm-related commercial uses along its perimeter to serve the rural and local urban communities. Finally, this zone develops a stronger internal pedestrian realm through its built form and small-scale retail opportunities to create a 'Main Street' streetscape along Farmer's Market Road.
ST-3	Mixed Commercial Zone - allowing a broad range of tourist-related and hospitality type uses, restaurants and small to mid-size retail / service commercial uses along Benjamin Road that will complement an extension of the 'Main Street' streetscape and public realm created on Farmer's Market Road.
ST-4	Commercial/Office Zone – allowing an office-campus development with limited complimentary retail uses and certain commercial (non-retail) uses that have greater land needs because of their function or by the virtue of having large single floor space and significant parking requirements.

11.2 Permitted Uses

In conformity with the Standard Regulations (11.3), General Regulations (11.4) and the applicable Special Regulations corresponding to the zoning category (11.5 to 11.8).

Uses		Additional Regulations	ST-1	ST-2	ST-3	ST-4
a)	Industrial Uses					
	Advanced Technology			✓		✓
	Artisan Studio/Maker Space			✓		
	Contractor's Yard and Contractor's Office			✓		
	Light Industrial			✓		✓
	Livestock Marketing Yard	11.5 h)		✓		
	Microbrewery, Winery, and Distillery		✓	✓	✓	✓
	Self-Service Storage Facility	¹ 11.4 f)	✓	✓		
	Service, Repair & Rental Establishment		✓	✓		
	Transportation Operation			✓		
	Warehouse/Indoor Storage			✓		
b)	Accessory Uses to Industrial a) above	11.4 c)				
	Accessory Buildings/Structures including Buggy Shelter		✓	✓		
	Indoor or Outdoor Retailing of Products for Artisan Studio/Maker Space	11.6 f)		✓		
	Indoor Retailing or Display of Products for a Manufacturer	11.4 j)		✓		
	Promotional Kiosk		✓	✓	✓	✓
	Outdoor Storage for an Industrial Use		✓	✓		
	Residential Dwelling for an Industrial Use	11.5 i), ⁹		✓		
	Restaurant and/or Retail Sales for a Microbrewery, Winery and Distillery	11.4 i)	✓	✓	✓	✓
c)	Retail Uses					
	Antiques and Collectables Store		✓	✓		
	Beer, Liquor or Wine Store		✓	✓	✓	
	Category 1 Specific Retail Store	² 3	✓	✓	✓	
	Category 2 Specific Retail Store	³ 3	✓		✓	
	Commercial Greenhouse/Garden Centre/Nursery		✓	✓		
	Complementary Commercial	3	✓ ⁴	✓	✓	✓
	Factory Outlet				✓	
	Farmer's Market			✓		
	Flea Market			✓		
	Department Store (DSTM) / General Merchandise Store		✓			

Uses	Additional Regulations	ST-1	ST-2	ST-3	ST-4
Home Improvement Centre		✓			
Mass General Merchandise Store and Limited Food Sales	11.5 c)	✓			
Membership Warehouse Club		✓			
Specialty Food Store		✓	✓	✓	
d) Accessory Uses to Retail c) above	11.4 c)				
Accessory Buildings/Structures including Buggy Shelter		✓	✓	✓	✓
Factory Outlet Store – Accessories	11.7 f)			✓	
Outdoor Storage, Display and Sales Area		✓	✓	6	✓
Promotional Kiosk		✓	✓	✓	✓
e) Other Commercial Uses					
Auction Operation		✓	✓		
Art Gallery		✓	✓	✓	✓
Automobile Service Station			✓		
Automotive Sales and Service / Automotive Sales Lot		✓	✓		
Automotive Washing Establishment			✓		
Bakery	11.4 o)		✓		
Bake Shop		✓	✓	✓	
Banquet Facility/Hall or Event Centre		✓	✓	✓	✓
Catering Service		✓	✓		
Commercial Entertainment Facility		✓	✓	✓	✓
Commercial Printing Facility		✓	✓	✓	✓
Commercial Recreation Facility		✓	✓	✓	✓
Commercial School and Trade School		✓	✓	✓	✓
Conference/Convention Centre		✓	✓	✓	✓
Cultural Entertainment Facility		✓	✓	✓	✓
Do-it-Yourself Beer, Liquor and Wine Making Establishment		✓	✓		
Educational Facility		✓	✓	✓	✓ ⁷
Farm Equipment Sale Outlet		✓	✓	✓	
Farm Feed Depot			✓		
Farm Implement Sales Outlet			✓	✓	
Farm Supplies		✓	✓		
Film Processing/Digital Printing Depot		✓		✓	
Free space	8	✓	✓	✓	✓
Garage – Public		✓	✓	✓	
Gas Bar			✓		

Uses		Additional Regulations	ST-1	ST-2	ST-3	ST-4
	Health Services Facility	⁹	✓	✓	✓	✓
	Hotel or Motel	4.25 ⁹	✓	✓	✓	✓
	Laboratory	11.4 n)	✓	✓	✓	✓
	Laundry and/or Dry-Cleaning Facility		✓	✓	✓	
	Library		✓	✓	✓	✓
	Museum		✓	✓	✓	✓
	Night Club		✓	✓	✓	✓
	Parking Lot – Commercial		✓	✓	✓	✓
	Personal Services Shop		✓		✓	
	Place of Worship	⁹	✓	✓	✓	
	Private Club			✓	✓	✓
	Public Park		✓	✓	✓	✓
	Public Use		✓	✓	✓	✓
	Recreation Vehicles Sales/Service/Rental		✓	✓		
	Rental Service Establishment		✓	✓		
	Research and Development	11.4 n)	✓	✓	✓	✓
	Restaurant		✓	✓	✓	✓
	Studio		✓	✓	✓	✓
	Tavern/Bar/Pub		✓	✓	✓	✓
	Taxi Stand/Bus Depot		✓			
	Training Facility		✓	✓	✓	✓
	Travel Agency		✓		✓	
	Train Station		✓	✓	✓	
	Utility – Private or Public		✓	✓	✓	✓
	Veterinary Clinic or Office		✓	✓	✓	✓
	Wholesale Outlet (not a Membership Warehouse Club)			✓		
f)	Accessory Uses to Other Commercial e) above	11.4 c)				
	Accessory Buildings/Structures including Buggy Shelter		✓	✓	✓	✓
	Limited Accessory Retail	⁵ 11.4 g)	✓	✓	✓	✓
	Outdoor Storage		✓	✓	⁶	
	Outdoor Patio	11.4 p)	✓	✓	✓	✓
	Pharmacy Accessory to Health Service Facility	11.4 h)	✓	✓	✓	✓
	Promotional Kiosk		✓	✓	✓	✓

Uses		Additional Regulations	ST-1	ST-2	ST-3	ST-4
g)	Office Uses					
	Business, Government and Professional Office	11.4 e)	✓	✓	✓	✓
	Commercial Offices	11.4 e)	✓	✓	✓	✓
	Data Centre/Services		✓	✓	✓	✓
	Financial Establishment		✓	✓	✓	✓
	Government Services (i.e., fire station, police station, gov't office, ambulance station)		✓	✓	✓	✓
h)	Accessory Uses to Offices g) above	11.4 a)				
	Accessory Buildings/Structures including Buggy Shelter		✓	✓	✓	✓
	Limited Accessory Retail	5	✓	✓	✓	✓
	Promotional Kiosk		✓	✓	✓	✓
Note: See Section – definitions that may further describe the permitted uses. Where specific reference to Section 3 is provided in the Add. Reg. column special size requirements are further required. 1) Notwithstanding Section 3, see definition is Section 11.4 f) that specifically outlines design requirements for the self-storage facility. 2) See Section 3 definitions that specifically describes and list the uses that are Category 1 Specific Retail as well as the special regulations for ST Zones that permit the use that regulates the size of units. 3) See Section 3 definitions that specifically describes and list the uses that are Category 2 Specific Retail as well as the special regulations for ST Zones that permit the use that regulates the size of units. 4) See 11.5 k) which is a special regulation for Complementary Commercial uses in the ST-1 Zone. 5) See the special regulation for each ST Zone that defines Limited Accessory Retail. 6) Outdoor Storage is prohibited except for the Outdoor Display and Sales Area for Farm Implement/Equipment Sales. 7) An Education Facility that is a public or private school regulated under the Education Act is prohibited. 8) Free Space refers to community use, rent free, for various public uses such as arts, culture, or to encourage start-up businesses or start up-office space. 9) Notwithstanding anything contrary, where the (F), (FF), (FW), (SE) or (RBA) suffix is applied to a property or portion thereof within any Stockyards Zone, a use noted in Section 11.2 above with a Number 9 suffix shall only be permitted if a permit or written consent is obtained from the GRCA or in compliance with the corresponding Overlay Zone provisions in Section 15.						

11.3 Standard Regulations

The following regulations for the respective Stockyards Zones apply to all permitted uses listed in Section 11.2

Regulations	ST-1	ST-2	ST-3	ST-4
Minimum Lot Area (m²)	1400			
Minimum Lot Width (m)	23			
Minimum Building Line¹ (m)				
i) To a Provincial Highway	14	14	14	N/A
ii) To a Regional Road or Rail Line	6			

Regulations	ST-1	ST-2	ST-3	ST-4
iii) To a Township Road	3.5			
Minimum Side Yard Setback (m)				
i) Lot Line Abutting the Same Zone	3			
ii) Lot Line Abutting Another Zone	6			
Minimum Rear Yard Setback (m)	7.5			
Maximum Lot Coverage (%)	50			
Maximum Building Height				
i) All Building Except Hotels	4 storeys or 20 m, whichever is less			
ii) Hotels	8 storeys or 35 m., whichever is less			
Minimum Private Roadway Width (m)				
i) Two-way Traffic	7.5			
ii) One-way Traffic	4.5			
Landscape Area (%)	20			
Buffer Strip	In conformity with the provisions of Section 4.11			
Parking & Loading Requirements	In conformity with the provisions of Section 5			
All measurements in metric – linear measurements in metres (m) and floor/lot area measurements in square metres (m2).				
Gross Floor Area – GFA.				
1. See Sections 11.5 j) and 11.6 j) for alternative building line setback provisions for lands containing an (A) suffix after their zoning category. e.g., ST-1(A) or ST-2(A).				

11.4 General Regulations

- a) All development shall connect to municipal sanitary sewer and water services except where permitted in the Special Regulation noted below.
- b) Notwithstanding any other provision in this Zoning By-law, more than one main and/or accessory building shall be permitted on any lot.
- c) Permitted Accessory Uses noted in Section 11.2 b), d), f) and h) shall be an integral component of but are secondary or incidental to the respective uses noted in 11.2 a), c), e) and g).
- d) The minimum setback of a service pump island for dispensing fuel, where permitted, shall be 6 metres from a lot line abutting a street or 15 metres from a corner of intersecting street lines, except the canopy structure shall be a minimum 3 metres from the street lot line. In addition, the minimum setback of associated storage tanks shall be 3 metres from any lot line.
- e) Permitted office uses shall not exceed 4,000 square metres of Gross Floor Area per individual building.

- f) Where permitted in the applicable zones noted in Section 11.2, a self-service storage facility means:
- i) A building or buildings with a minimum of two (2) storeys and consisting of individual storage units accessible by the user, and used for the storage of goods, wares, merchandise, food items, substances, articles, or goods, but does not include fuel storage tanks or items that are volatile or are dangerous or are unsafe to its occupants or general public as defined by the Township,
 - ii) Access to the said storage units is internal via a common hall or area and not individual external storage doors,
 - iii) May contain offices, and
 - iv) The building elevations shall be consistent with the Architectural Control Guidelines in Appendix II and shall take the appearance of an office building with such features as significant window treatment on each side of the building and a primary entrance (minimum of 30% of each side of the façade shall be transparent or appear as glazing with windows and doors).
- g) Limited Accessory Retail where permitted as an Accessory Use in Sections 11.2 f) and h) shall be a maximum of 15% of the Gross Ground Floor Area devoted to the sale of complementary and associated items which are measured by the area of the display plus a 1 metre aisle space depth around the display area.
- h) A pharmacy accessory to a health service facility as permitted in Section 11.2 f) shall not exceed 50 square metres.
- i) Restaurants and/or retail sales specifically related to a food, microbrewery, winery, and distillery facility is limited, if combined, to 30% of the Gross Ground Floor Area of the said manufacturing facility or 15% of the Gross Floor Area if the said manufacturing has either a restaurant or retail sales. The measurement of the retail sales area is the area of the display plus a 1 metre aisle space depth around the display area.
- j) The indoor retailing or display of products produced, manufactured, or assembled on-site as permitted as an Accessory Use in Section 11.2 b) is limited to 15% of the Gross Ground Floor Area measured by the area of the display plus a 1 metre aisle space depth around the display area.
- k) Any use, which is or may become obnoxious, offensive, or dangerous by reason of the presence, emission, or production in any manner of odour, dust, smoke, noise, fumes, vibration, refuse matter or water-borne wastes, is prohibited.
- l) A junk, scrap, wrecking or storage yard for used material of any kind is prohibited. This prohibition is not intended to prohibit storage or handling of goods as a use accessory to a use permitted in the zone.
- m) The recycling of animal oil or waste products, a rendering plant, abattoir, or slaughterhouse is prohibited.
- n) Research and development and laboratory facilities which test or use hazardous or toxic material/chemicals shall be prohibited.

- o) The minimum separation distance between a building containing a bakery production, where permitted, and any residential zone shall be 100 metres.
- p) A permitted restaurant, tavern/bar/pub use or hospitality area for a microbrewery/ winery/ distillery may include an outdoor seating area (i.e., Outdoor Patio) as an accessory use and is subject to the following:
 - i) An Outdoor Patio within a side or rear yard shall be located a minimum of 1 metres from the lot line;
 - ii) An Outdoor Patio permitted within a front yard and/or flankage shall have a minimum 0 metre setback to the street line; and
 - iii) An Outdoor Patio shall not encroach onto or impact a required parking space on the lands and shall be a minimum 3 metres away from any loading space and 1 metre away from any parking space, parking aisle or driveway.
- q) Notwithstanding the minimum lot area, lot width and side yard setbacks identified in Section 11.3, if the units within an existing building are being subdivided into separate and conveyable lots, then the:
 - i) Minimum lot area shall be 350 square metres;
 - ii) Minimum lot width shall be 8 metres;
 - iii) Minimum shared side yard may be 0 metres; and
 - iv) Minimum interior side yard shall be 3 metres.

Any new lot being created must have frontage on a public road, satisfy the parking/loading requirements in this By-law and have appropriate road right-of-way(s) to allow legal access over an adjacent property(s) to an existing entrance/exit to a municipal road.

11.5 Special Provisions for ST-1 Zone

- a) Permitted uses shall not be connected by enclosed malls or walkways.
- b) The total Gross Leasable Floor Area for Permitted Retail Uses within the ST-1 Zone shall be capped at 29,500 square metres. The Gross Leasable Floor Area of any of the identified Permitted Other Commercial Uses within the ST-1 Zone shall not be counted towards the total Gross Leasable Floor Area cap for this Zone.
- c) Within the ST-1 Zone, one mass general merchandise store is permitted that shall not exceed 12,450 square metres of Gross Leasable Floor Area, which may include a food sales area of up to 2,500 square metres. All other permitted retail commercial uses shall be within buildings with a maximum floor plate of 6,500 square metres.
- d) Within a ST-1 Zone area, any Category 1 and 2 Specific Retail Store uses shall have a minimum Gross Leasable Floor Area of 750 square metres.
- e) Permitted restaurant uses shall be a maximum of 600 square metres of Gross Leasable Floor Area per restaurant. The minimum unit size of any Restaurant shall be 465 square metres of Gross Leasable Floor Area, with the following exceptions:
 - i) A maximum of two restaurants may have a minimum unit size of 75 square metres of Gross Leasable Floor Area;
 - ii) A maximum of two restaurants may have a minimum unit size of 110 square metres of Gross Leasable Floor Area; and

- iii) A maximum of two restaurants may have a minimum unit size of 165 square metres of Gross Leasable Floor Area.
- f) Notwithstanding Subsection e) above, if two or more restaurants are constructed on lands within the C-6 Zone with a minimum Gross Leasable Floor Area of 465 square metres, then the following additional exception shall apply:
 - i) An additional two restaurants may have a minimum unit size of 140 square metres of Gross Leasable Floor Area.
- g) A permitted restaurant or tavern/bar/pub use or hospitality area for a microbrewery/ winery/ distillery may include an outdoor seating area (Outdoor Patio Area) and is in addition to the maximum Gross Leasable Floor Area requirement noted in Subsections e) and f) above.
- h) All permitted uses in the ST-1, with the exception of any commercial greenhouse, garden centre/nursery, restaurant, outdoor storage for a home improvements store/lumber yard and parking lot - commercial use shall be carried out entirely within wholly enclosed buildings. The outdoor component of any garden centre use shall be limited to a maximum of 800 square metres.
- i) Notwithstanding the provisions in Section 5, the off-street parking requirements within the C-6 zone shall be one space for every 25 square metres of Gross Leasable Floor Area for all permitted land uses.
- j) Notwithstanding Building Line Setback regulation in Section 11.3 and the Parking Space Setback in Section 5, the lands identified as ST-1 (*1) shall have the main front wall of any new building located adjacent to Farmer's Market Road built within 2.5 metres to 6 metres of the edge of the road right-of- way. Vehicular parking shall not be permitted within the required front yard of any new building to be located adjacent to Farmer's Market Road within the ST-1 (*1) Zone.
- k) Notwithstanding Section 3 – Definitions, Complementary Commercial uses within the contiguous ST-1 Zone is not subject to a maximum Gross Leasable Floor Area of 750 square metres but shall be included in the Gross Leasable Floor Area cap outlined in Subsection b) above.

11.6 Special Provisions for ST-2 Zone

- a) In addition to Section 11.4 a), all new development on properties within the ST-2 Zone shall only be permitted where they can be connected to municipal sanitary and water services. Development of properties within the ST-2 Zone that contains an H symbol (i.e. Holding Provision) is prohibited until such time that the Township, in consultation with the City of Waterloo, is satisfied that sufficient wastewater capacity is available within the sanitary system of the Township and City of Waterloo, the Township is satisfied that the property owner has made provisions for the extension of services (i.e. water and sanitary) to the property and Council, has, by By-law, removed the Holding Provision from the Zoning Schedule pursuant to Section 36 of the *Planning Act* and Section 19 of the Township Official Plan.
- b) Notwithstanding Subsection a) above, certain ST-2 (H) zoned properties, which contain development existing on the date of passing this Zoning By-law and are on partial private and/or fully private service systems, may be, in the interim, allowed

additions to existing buildings and/or the construction of new accessory buildings or structures without the need of removing the Holding Provision from the Zoning Schedule pursuant to Section 36 of the *Planning Act*, subject to complying to the applicable zoning regulations and satisfying Health Unit requirements. Any permitted Light Industrial Use located on partial private and/or fully private service infrastructure systems shall be a dry industry as defined in Section 2 to this By-law until such time that the property is connected to full municipal services (i.e., sanitary and water).

- c) In addition to Subsection b) above, certain ST-2 (H) zoned vacant lands may be allowed to develop on private wastewater services in the interim, subject to:
 - i) Demonstrating to the satisfaction of the Region and Township that it is not feasible to extend services from the municipal wastewater system at this time;
 - ii) Demonstrating that the site plan design for the development has the flexibility to convert to full municipal services when available pursuant to Subsection a) above; and
 - iii) The Holding Provision is removed by the Township pursuant to Section 36 of the *Planning Act*.
- d) The Minimum Leasable Floor Area for the following uses permitted in Section 11.2 shall be 465 square metres per individual use:
 - i) Antique and collectables store;
 - ii) Commercial greenhouse, garden centre and nursery;
 - iii) Farm implement/equipment sales/rental;
 - iv) Farm supplies and feed depot; and
 - v) Wholesale outlet.
- e) Permitted restaurant and tavern/bar/pub uses shall be a maximum of 600 square metres of internal Gross Leasable Floor Area per restaurant and tavern/bar/pub which may include an additional Outdoor Patio Area as per Section 11.4 p).
- f) Indoor or outdoor retailing or display of goods created by an associated artisan studio/maker space which is limited to 15% of the Gross Ground Floor Area measured by the area of the display plus a 1 metre aisle space depth around the display area.
- g) Notwithstanding Section 5, the minimum parking spaces for a Farmer's Market and Flea Market is 1 parking space for each 8 square metres of Gross Leasable Floor Area used for retail sales.
- h) The minimum separation distance between a building containing a livestock marketing yard and any adjacent residential zone shall be 200 metres.
- i) Category 1 Specific Retail Store uses shall be large-scale or mid-scale as defined in Section 3.
- j) Notwithstanding Subsection i) above, for lands identified as ST-2 (*2), in addition to any Gross Leasable Floor Area assigned to permitted ST-2 Zones uses, a maximum of 2500 square metres of Gross Leasable Floor Area will be for permitted Category 1 and 2 Specific Retail Store uses, subject to the following:

- i) Permitted Category 1 and 2 Specific Retail Store uses shall be limited to a maximum Gross Leasable Floor Area of 750 square metres per store; and
 - ii) The main front wall of any new building to be located adjacent to Farmer's Market Road and Weber Street within the ST-2 (*2) Zone shall be built within 2.5 metres to 6 metres of the edge of the road right-of-way. Vehicular parking shall not be permitted within the required front yard of any new building to be located adjacent to Farmer's Market Road and Weber Street within the ST-2 (*2) Zone.
- j) One residential dwelling unit may be located within a main building containing a permitted Light Industrial use as noted Section 11.2 b) for the use of a guard, watchmen or other persons whose presence on the premises is required. Such dwelling unit shall be fully self-contained and have a minimum GFA of 17.5 square metres and a maximum GFA of 70 square metres, have a direct means of access by stairs and/or halls and have an approved water and sewage treatment system.
- k) Outdoor storage may be located in the rear yard but shall not be located in the front yards or required side yard except for Contractors Yard, Light Industrial Use, Warehouse / Indoor Storage, Automotive Sales and Service, Farm Implement / Equipment Sales Outlet, Recreational Vehicles Sales and Service and Rental Service Establishment. For those said uses listed in this subsection, outdoor storage shall be for the purposes of displaying items that are for sale or rent, provided the total area used for display shall not:
 - i) Exceed 25 percent of the total area of the front yard;
 - ii) Be located within 5.0 metres from a property line adjacent to a Provincial Highway or regional road and 3.0 metres from any other local street line; and
 - iii) Be closer to any side lot line than the required side yard abutting such lot line.
- l) Notwithstanding Section 11.2, a ST-2 zoned property containing the (H-1) symbol shall not permit the use and development of a hotel or motel on the lands until a Stationary Noise Study has been submitted and approved to the satisfaction of the Township and the Region, and Council, has, by By-law, removed the Holding Provision (H-1) symbol from the Zoning Schedule pursuant to Section 36 of the *Planning Act* and Section 19 of the Township Official Plan.

11.7 Special Provisions for ST-3 Zone

- a) The C-9 Zone (not including the ST-3 (*3) Zone) may accommodate up to 26,500 square metres of Gross Leasable Floor Area.
- b) Category 1 and 2 Specific Retail Store uses shall be mid-scale or small-scale as defined in Section 3.
- c) Permitted restaurant and tavern/bar/pub uses shall be a maximum of 600 square metres of internal Gross Leasable Floor Area per restaurant which may include an additional Outdoor Patio Area as per Section 11.4 p). For the purpose of this subsection, a single owner/entity may own multiple types and/or brands of restaurants and tavern/bar/pub within the same building or on the same property

and each type and/or brand is considered a separate/individual restaurant and tavern/bar/pub when applying the Gross Leasable Floor Area and outdoor seating maximum.

- d) All permitted uses, with the exception of any Farm Implement Sales Outlet or a permitted Outdoor Patio or parking lot - commercial use or certain outdoor commercial Recreational Uses defined in Section 3, shall be carried out entirely within wholly enclosed buildings.
- e) Notwithstanding any other regulation in this Zoning By-law, the lands identified as within the ST-3(*3) Zone may be used for any combination of the applicable Permitted Retail Uses or Permitted Other Commercial Uses identified in Section 11.2. The lands within the ST-3(*3) Zone may also include contiguous commercial building(s) of no more than 13,500 square metres of Gross Leasable Floor Area. All permitted uses/stores may be connected by enclosed malls and/or exterior walkways or entrances. Within the ST-3(*3) Zone, individual retail commercial stores shall have a maximum of 3,000 square metres of Gross Leasable Floor Area per store.
- f) Accessories to be sold within a Factory Outlet Mall store defined in Section 3, are those items, not produced by the manufacturer, which are complementary to or contribute in a minor way or are a small attachment to the primary permitted products produced by the manufacturer and such accessories are clearly a minor portion of the goods sold by the manufacturer. In addition, accessories may include the selling of goods not made by the manufacturer but are normally associated with the primary product(s) produced or offered for sale by the manufacturer, which may include competing lines, provided that the total floor area occupied by all accessories does not exceed 10% of the Gross Leasable Floor Area of Factory Outlet Mall store. The Gross Leasable Floor Area for accessories is calculated by measuring the area of the display of all accessories plus 1 metre aisle space depth around the display area of all accessories.
- g) Outdoor storage associated with a Farm Implement Sales Outlet as noted in Section 11.2 shall only be permitted for the purpose of displaying items that are for sale or rent, provided that the total area used for display shall not:
 - i) Exceed 25 percent of the total area of the front yard;
 - ii) Be located within 5.0 metres from a property line adjacent to a municipal road;
and
 - iii) Be closer to any side lot line than the required side yard abutting such lot line.

11.8 Special Provisions for ST-4 Zone

- a) In addition to Section 8.4 a), all development within the ST-4 Zone shall connect to municipal sanitary sewer and water services, when available, and no development on partial private and/or fully private service infrastructure systems shall be permitted. Furthermore, development of properties within the ST-4 Zone that contains an H symbol (i.e. Holding Provision) is prohibited until such time that the Township, in consultation with the City of Waterloo, is satisfied that sufficient wastewater capacity is available within the sanitary system of the Township and City of Waterloo, the Township is satisfied that the property owner has made provisions for the extension of services (i.e. water and sanitary) to the property and Council, has, by By-law, removed the Holding Provision from the Zoning Schedule pursuant to Section 36 of the *Planning Act* and Section 19 of the Township Official Plan.
- b) The combined total Gross Leasable Floor Area of permitted complementary commercial and restaurant uses shall not exceed 4,000 square metres within the contiguous Commercial/Office Designation and all permitted complementary commercial uses and restaurants shall be incorporated into, and accessory to any building that accommodates any other permitted use within the Commercial/Office Designation.
- c) Permitted restaurant and tavern/bar/pub uses shall be a maximum of 600 square metres of internal Gross Leasable Floor Area per restaurant and tavern/bar/pub which may include an additional Outdoor Patio Area as per Section 11.4 p).
- d) All permitted uses, with the exception of any Parking Lot - Commercial use and certain commercial recreational uses as defined in Section 3, shall be carried out entirely within wholly enclosed buildings. Any permitted loading or parking facilities shall be screened from view from adjacent public streets.
- e) Notwithstanding Section 11.3 related to non-hotel buildings, the maximum building height for portions of the development on lands in the ST-4 zone and within the radius of the gateway (as identified in Schedule 'A' Settlement Plan – The Stockyards Urban Area of the Woolwich Official) shall be 8 storeys or 35 metres, whichever is less, for such portions extending 150-metres along the frontage, and adjacent to Weber Street and Benjamin Road, commencing at the Weber Street and Benjamin Road intersection. For portions of lands extending between 150 metres to 250 metres along the frontage, and adjacent to Weber Street and Benjamin Road, commencing at the Weber Street and Benjamin Road intersection, the maximum building height may transition down from the building(s) within the gateway radius that have a building height between 6 to 8 storeys, provided that such building does not exceed 6 storeys, in height. All remaining building(s) that are not hotels for lands within the ST-4 zone are subject to maximum building height regulations in Section 11.3.

- f) Notwithstanding Section 11.2, a ST-4 zoned property containing the (H-1) symbol shall not permit the use and development of a hotel or motel on the lands until a Stationary Noise Study has been submitted and approved to the satisfaction of the Township and the Region, and Council, has, by By-law, removed the Holding Provision (H-1) symbol from the Zoning Schedule pursuant to Section 36 of the Planning Act and Section 19 of the Township Official Plan.